

Office & Retail / For Lease

1761 Victorian Avenue, Sparks Nevada 89431

Mixed Use / 910 to 5,152 SF Available MLS 240007783



Contact Us

Real Estate In Nevada LLC

Nanette S. Fink Eaton, Broker.

775-219-6632

NVRealtor1@msn.com

B.0010108.LLC

Rick Eaton Mgr. Member

775-301-3342

rick.realestateinnevada@gmail.com

BS.145685

Summary

- **Great Potential for Professional / Medical Offices and Retail Space.**
- **Just Built - Class A Building. Attractive Low Rental Rates!**
- **Can accommodate single tenant - or up to three separate tenants.**
- **Located on bustling Victorian Avenue, Downtown Sparks NV.**
- **Includes 9 on-site parking spaces.**



Property Details

Suite 1: features a separate entrance, kitchen, two ADA compliant. bathrooms, two built-in offices, and large open space.

Suite 2: includes a separate entrance, kitchen, two ADA compliant bathrooms, and large open space.

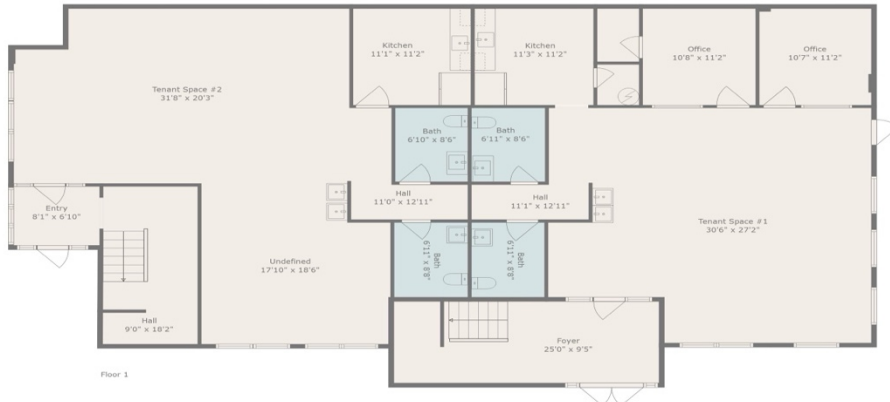
Suite 3 (2nd Floor): This suite offers an extensive open floor plan and includes two ADA compliant bathrooms.

Available space ranges from 910 to 5,152 apx. square feet. There is an option to negotiate for one, two, or all three suites.

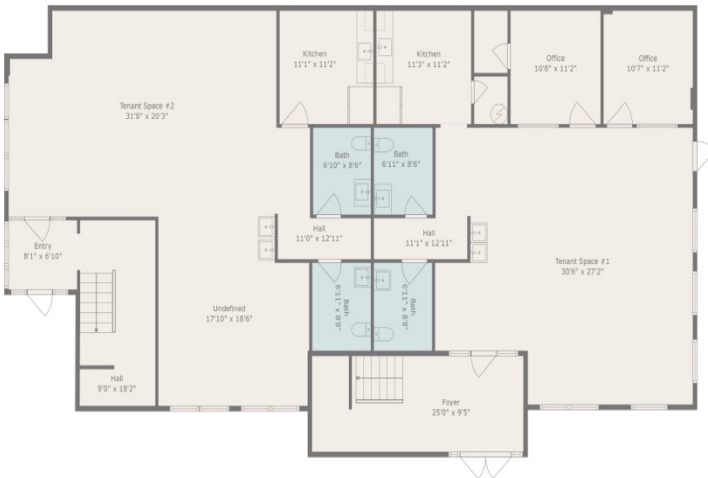


SCAN FOR VIDEO TOUR

Floor Plans



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



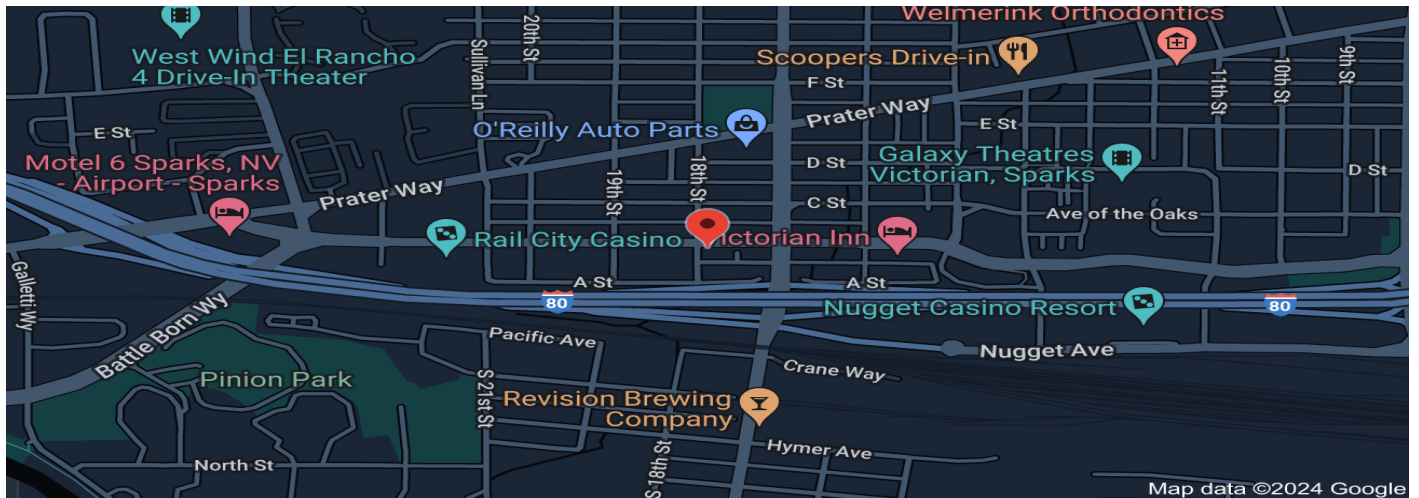
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Area Highlights

Conveniently Located in the highly Desirable and Progressive area of Downtown Sparks right on Victorian Avenue which is the hub of activities and nation-wide events such as The Rib-Cook Off, Hot August Nights, Street Vibrations and much more! Walking distance to the New Outdoor Amphitheater, the Sparks Galaxy Theaters, and the Nugget Casino Resort.



While every effort was expended in establishing the accuracy of this document, Real Estate In Nevada LLC, their Broker(s), Agents or their representatives do not expressly warrant this information to be exact, reliable nor accurate. You should conduct a careful, independent investigation of this property and verify all information. Any reliance on this information is solely at your own discretion and risk.



Nanette S. Fink-Eaton, Broker
775-219-6632 nvrealtor1@msn.com
www.re-nevada.com

Real Estate In Nevada LLC
6490 S. McCarran Blvd, Bldg. E, Reno, NV 89509

LIC: B.0010108.LLC BKR, BUSB.0000467.BKR
PM.0131830 BKR, B.1002253 INDIV BKR

